

Agenda Item	A7
Application Number	22/01054/FUL
Proposal	Demolition of existing outbuildings/stores, erection of a part single, part two storey rear/side extension and construction of external ramp access
Application site	73 Bowland Road Heysham Morecambe Lancashire LA3 2EW
Applicant	Mr Tom Greenwood
Agent	Mr Chris Potts
Case Officer	Ms Charlotte Greenhow
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, as this is a Council owned property, the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The application site relates to a two-storey, end of terrace residential property located at 73 Bowland Road, Heysham. The property comprises of a rendered exterior under a tiled pitched roof. The main private amenity space is located to the rear in the form of a moderately sized private garden. The front garden has been adapted to include an access ramp. Parking is available on-street only. The surrounding area is residential in character with neighbouring properties of similar style, age, and design.

2.0 Proposal

2.1 Planning permission is sought for the demolition of existing outbuildings/stores, erection of a part single, part two storey rear/side extension and construction of external ramp access.

2.2 The proposed single storey side/rear extension will have a total depth 8.9m (from side to rear), a

maximum width of 6.4m, will project from the rear elevation by 4.5m, and will have a total height of 3m to the proposed flat roof. The proposed first floor side extension will measure approximately 4.4m in depth, 1.5m in width and will feature a pitched roof with a total height of approximately 6.65m. The proposed access ramp will extend from the front gate down the side of the property.

3.0 Site History

3.1 No previous planning applications relating to this site have been received by the Local Planning Authority.

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
County Highways	No objection , the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.
Property Services	No response
Parish Council	No response

4.2 One letter of objection has been received in regard to current noise and disruption at this property. Any issues of this type should be reported to the Councils Environmental Health team for further investigation.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Impact on residential amenity
- Design

5.2 Impact on residential amenity (NPPF Section 12 Achieving Sustainable Development, Policy DM29 of the Development Management DPD)

5.2.1 The proposed extensions will allow for utility, shower room, and dining room at the ground floor level and for a replacement lift which will provide access up to the first-floor level. The application has been accompanied by letter from the Paediatric Occupational Therapist who represents the two children with registered disabilities at this address. It is stated that adaptations are required to provide a safe environment for their needs to be met.

5.2.2 It is noted that the property already benefits from a lift within the living room which provides first floor access into the first-floor master bedroom. During the site visit, the case officer accepted that this current lift is poorly placed and impacts upon the family's living and bedroom space. It was also stated that the lift is inept and rarely works resulting in the family carrying their children up the stairs. The proposed adaptations to include a ground floor shower room and better placed lift is therefore supported and would positively add the Councils Housing Stock whereby there is a shortage of adapted homes for people in need.

5.2.4 In terms of neighbour impacts, the proposed extensions will be sited to the south side of the property and in close proximity to neighbour no. 75 Bowland Road. This property benefits from an attached side extension and adjoining lean-to shed/store area which extends along the shared side boundary. As such, given that the proposed side/rear extension would replace the existing outbuildings and would be sited alongside this neighbours' side/rear development, it is not considered to result in any significant impacts by way of overbearing, overshadowing, or overlooking. The proposed first floor extension would close the gap between the two properties; however, this is considered to be a small extension and would not be particular harmful. The proposed first floor side facing window is also noted to be obscurely glazed and therefore would not present any overlooking opportunities.

- 5.2.5 The proposed single storey rear extension would also be visible from adjoining neighbour no. 71 Bowland Road to the north. However, a distance of approximately 3.8m would remain between the extension and shared side boundary and an existing 1.8m high concrete panel fence will help to conceal the development within the rear garden. It is therefore not considered that the development would result in any undue impacts towards this neighbouring property.
- 5.2.6 The proposals will allow for a functional sized garden to be retained and would not impact upon the current on-street parking arrangements.
- 5.3 Design (NPPF Section 12 Achieving Sustainable Development, Policy DM29 of the Development Management DPD)
- 5.3.1 The proposed extensions will be finished in spar dash render to match existing and red/brown smooth concrete roof tiles to match the existing. This is therefore acceptable as the development will harmonise with the style and character of the property. Furthermore, the proposed first floor side extension will be sufficiently set back by approximately 2.9m from the front elevation and set down by approximately 0.9m from the existing roof ridge. This ensures that the development will remain subordinate and would not appear to visually dominate when viewed from within the street scene. The proposed new access ramp is considered to be a minor development and would be seen in conjunction with the existing.

6.0 Conclusion and Planning Balance

- 6.1 In conclusion, the demolition of existing outbuildings/stores and erection of a part single, part two storey rear/side extension and construction of external ramp access are considered acceptable and would not raise any significant concerns in terms of impact on residential amenity and design. The proposal is therefore considered to comply with Policy DM29 of the Development Management DPD and Section 12 of the National Planning Policy Framework.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with approved plans	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None.